

FEE \$	10
TCP \$	500

BLDG PERMIT NO. 57971

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*VAD*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>790 Josilyn Ct.</u>	TAX SCHEDULE NO. <u>2701-351-57-009</u>
SUBDIVISION <u>Alpine Village</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1677</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>9</u>	SQ. FT. OF EXISTING BLDG(S) <u>NA</u>
(1) OWNER <u>Alpine Meadows Devel. Corp.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1111 So. 12th St.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-2505</u>	USE OF EXISTING BLDGS <del>STAGE</del> <u>NA</u>
(2) APPLICANT <u>Alpine CM, Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1111 So. 12th St.</u>	<u>Single Family Residence Construction</u>
(2) TELEPHONE <u>245-2505</u>	

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PR 4.2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>20'</u> from PL	Special Conditions <u>ACC Approval Required</u>
Maximum Height <u>25'</u>	CENS.T. _____ T.ZONE _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature <u><i>Robert J. [Signature]</i></u>	Date <u>10/22/96</u>
Department Approval <u><i>Ronnie Edwards</i></u>	Date <u>10/25/96</u>

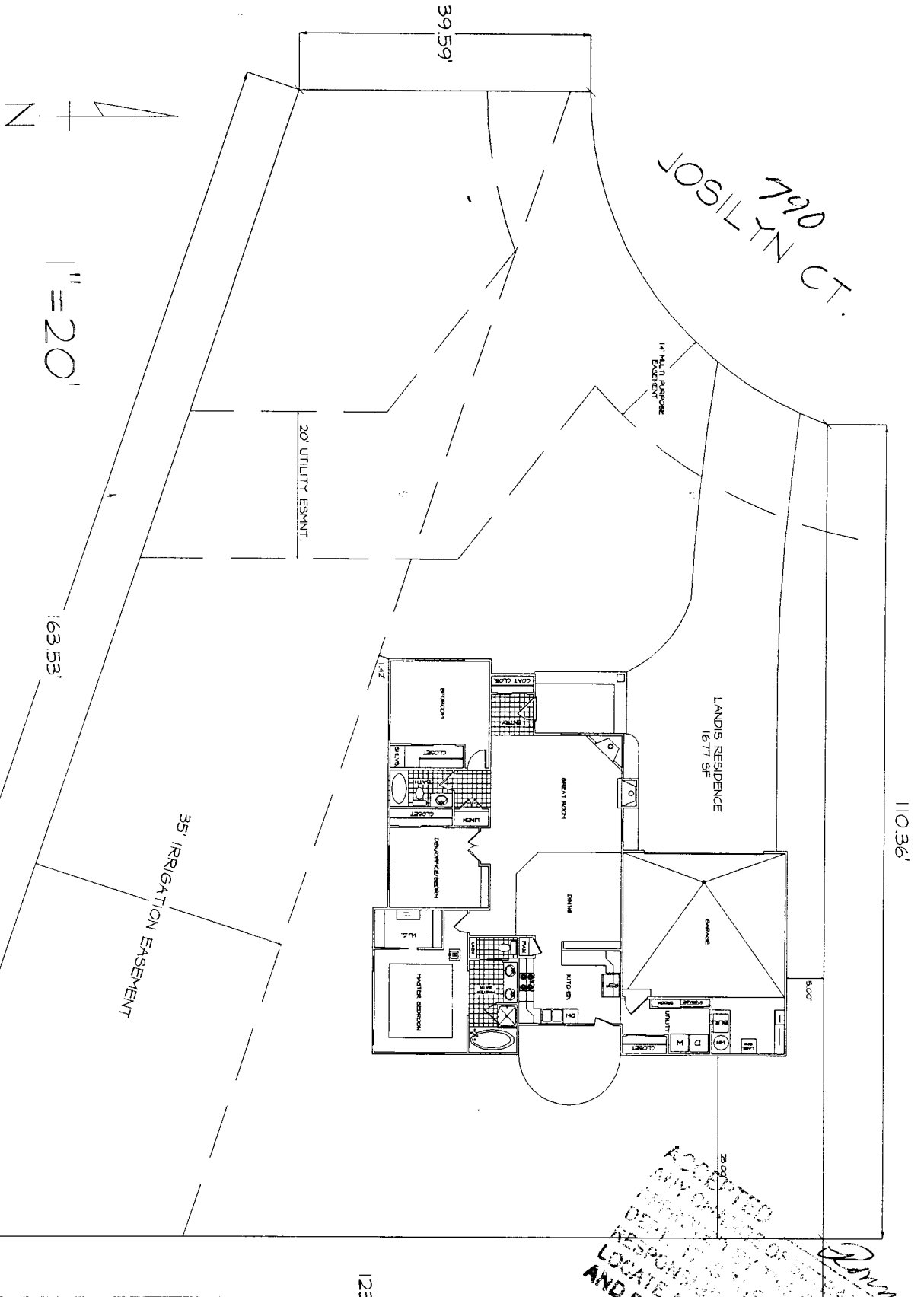
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9627

Utility Accounting *[Signature]* Date 10/25/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE LANDEIS RESIDENCE  
 LOT 9, ALPINE VILLAGE  
 GRAND JUNCTION, CO



790  
 JOSILYN CT.

1" = 20'

35' IRRIGATION EASEMENT

20' UTILITY ESMNT

14' PATIO EASEMENT

LANDIS RESIDENCE  
 1677 SF

110.36'

123.11'

12TH STREET

DRIVEWAY  
 LOCATION OK

J. C. Kish 10-22-96

ALL UNLOCATED  
 AREAS SHOWN  
 ARE UNLOCATED  
 RESPONSIBILITY FOR  
 LOCATING AND VERIFYING  
 AND PROPERTY LINES.  
 10/25/96